

the Land Records of the master deed, shall have a permanent character, and shall not be changed without the acquiescence of the co-owners representing all the condominium units in the building, which change shall be evidenced by an appropriate amendatory declaration to such effect recorded among the Land Records. The share interest shall be set forth of record, in the initial individual condominium unit deeds by reference to the master deed. The share interests in the common elements shall, nevertheless, be subject to mutual rights of ingress, egress and regress of use and enjoyment by the other co-owners.

(c) The ~~basic value of the undivided common interest~~ INDIVIDUAL PERCENTAGES ESTABLISHED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS SECTION shall be fixed for the purposes of this subtitle and shall not fix the market value of the individual condominium units and undivided share interests and shall not prevent each co-owner from fixing a different circumstantial value to his condominium unit and undivided share interest in the common elements, in all types of acts and contracts.

121. INDIVISIBILITY OF THE COMMON ELEMENTS.

(a) The common elements, both general and limited, shall remain undivided. No unit owner or any other person shall bring any action for partition or division of the co-ownership. Any covenant to the contrary shall be void. This restraint against partition shall not apply to the individual condominium unit.

(b) If the property shall be more than two-thirds (2/3rds) destroyed by fire or other disaster and the co-owners of three-fourths (3/4ths) of the condominium project shall ~~decided~~ DECIDE, in conformity with the by-laws, to waive and terminate the horizontal property regime, in conformity with the provisions of this subtitle thereupon the restraint against partition and division of the co-ownership shall no longer apply. Upon any partition all liens on the unit of each co-owner shall first be paid out of the share of the proceeds ~~thereunder derived~~ APPLICABLE TO SUCH CO-OWNERS UNIT.

122. USE OF ELEMENTS HELD IN COMMON, RIGHT TO REPAIR COMMON ELEMENTS.

(a) Each co-owner may use the elements held in common in accordance with the purposes for which they are intended, without hindering or encroaching upon the lawful rights of the other co-owners.

(b) The manager or board of directors as the case may be, shall have an irrevocable right and an easement to enter units to make repairs to common elements when repairs reasonably appear to be necessary for public safety or to prevent damage to property other than the unit.

123. MASTER DEED OR LEASE.

(a) A master deed or lease shall be recorded in the same manner and subject to the same provisions of law as are deeds. No State or local transfer or recordation tax upon the value of the property